

171970

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 25th day of February, 1999,
by and between PATRICIA J. WARD, a married woman as her sole and
separate property, party of the first part and hereinafter referred
to as "Grantor", and STACY J. DRAYTON and CAROLYN M. DRAYTON,
husband and wife, as joint tenants with full right of survivorship,
parties of the second part and hereinafter referred to as
"Grantees";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the
sum of Ten Dollars (\$10.00) lawful money of the United States of
America, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, does hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor, forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County of
EUREKA, State of Nevada, and bounded and particularly described
as follows, to-wit:

LOTS 1 AND 2, BLOCK 89 IN THE TOWNSITE OF
EUREKA, NEVADA AS THE SAME ARE DELINEATED AND
DESCRIBED ON THE OFFICIAL PLAT OF THE TOWNSITE
OF EUREKA, NEVADA.

ALSO A PARCEL OF LAND LYING IMMEDIATELY WEST
OF LOT ONE IN BLOCK EIGHTY-NINE AND WHICH IS
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT ONE IN BLOCK
EIGHTY-NINE;

THENCE NORTH 86° 7' WEST, A DISTANCE OF 50 FEET
TO A POINT;

THENCE SOUTH 17° 53' WEST, A DISTANCE OF 100
FEET TO A POINT;

THENCE SOUTH 86° 7' EAST, A DISTANCE OF 50 FEET
TO A POINT ON THE WEST SIDE LINE OF LOT ONE,
BLOCK EIGHTY-NINE;

99260133

1 EXCEPTING THEREFROM ALL URANIUM, THORIUM, OR
2 ANY OTHER MATERIAL WHICH IS OR MAY BE
3 DETERMINED TO BE PECULIARLY ESSENTIAL TO THE
4 PRODUCTION OF FISSIONABLE MATERIALS, WHETHER
5 OR NOT OF COMMERCIAL VALUE LYING IN OR UNDER
6 SAID LAND AS RESERVED BY THE UNITED STATES OF
7 AMERICA, RECORDED DECEMBER 19, 1947, IN BOOK
8 23, AT PAGE 226, OF DEED RECORDS, EUREKA
9 COUNTY, NEVADA. y

10 TOGETHER WITH ALL AND SINGULAR, the tenements,
11 hereditaments and appurtenances thereunto belonging and in anywise
12 appertaining, and the reversion and reversions, remainder and
13 remainders, rents, issues and profits thereof.

14 TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises
15 together with the appurtenances, unto the said Grantees, as joint
16 tenants and not as tenants in common, and to the heirs of the
17 survivor of them, forever.

18 IN WITNESS WHEREOF, the said Grantor has hereunto set her
19 hand the day and year first above written.

20 Patricia J. Ward
21 PATRICIA J. WARD

22 STATE OF Nevada)
23 COUNTY OF Churchill) ss.

24 On Feb 25, 1999, personally appeared
25 before me, a Notary Public, PATRICIA J. WARD, personally known or
26 proved to me to be the person whose name is subscribed to the above
27 instrument who acknowledged that she executed the instrument.

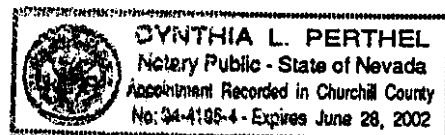
28 Cynthia L. Perthel
29 NOTARY PUBLIC

30 PARCEL NO. 1-151-01

31 GRANTEE'S ADDRESS:

32 HC 34, BLOCK 223

33 Ely, Nevada 89301



DECLARATION OF VALUE

Recording Date 3/3/99 Book 326 Page 077 Instrument # 171969

Full Value of Property Interest Conveyed \$ 36,000.00

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 4) \$ 36,000.00

Real Property Transfer Tax Due \$ 46.80

If exempt, state reason. NRS 375.090, Section _____ Explain: _____

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City _____

State _____

Zip _____

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant _____

Name (Please Print) _____

99260133

Escrow Number

Stewart Title

Firm Name

P.O. Box 276

Address

Elg, NV 89301

City

State

Zip

Tax paid for the above transfer on 3/3, 19 99.
per NRS 375.030, Section 3.

Francine Stinnett

Signature of Recorder or Representative